



27 Acres/10.9 Hectares

US 183 is 6,000 feet/1,829 meters east

Utilities on-site

Two entrances to FM 2243 and Bagdad Road

Zoning - Local Commercial

Mr. Heriberto "Eddie" & Belinda Sanchez
ABC Erosion Control
12245 FM 2243
Leander TX 78646
(512) 259-3894 phone
(512) 844-4683/(512) 844-0439 mobile
ABC_Erosion@msn.com



Property				
Total Acreage: 27 acres/10.9 hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. A, E		
Location				
City: Leander		County: Williamson		
Address/Directions: 12245 FM 2243, Leander TX 78641 (.25 mile/.40 km west & south of FM 2243/Bagdad Road intersection)				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: 1.1 miles/1.8 kilometers		Type of Zoning: Single-Family Residential and General Commercial		
Distance to Interstate Highways: 12 miles/19.3 kilometers				
General Site Information				
Previous Use of Site: Open Farm Land, Commercial and Residential		General Condition: Good		Dimensions: 682 x 1,500 feet/208 x 457 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes			Shrink/Swell Capacity: Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 1.2 miles/2 kilometers		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: adjacent to several hundred home residential subdivision		
Fenced: No		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Office, Retail and Residential		
Deed Restriction(s): No		Covenants: No		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 12 inch/30.5 cm Pressure: 88 psi/607 kilopascal		Sewer - Size of Nearest Line: 10 inch/25.4 cm
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: (830) 868-6041	Facs: (512) 268-0328	Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure located
Telecommunication Service: AT&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: (512) 259-1709	Facs: (512) 746-5807	Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Eddie & Ms. Belinda Sanchez		Phone: (512) 844-4638 or (512) 844-0439	Facs: (512) 259-4467	Email: abc_erosion@msn.com Web Site: Not Applicable
Sales Price: \$5.50 to \$6.50 per square foot/.09 square meter		Lease Price: Not Applicable		
Comments: There are two main entrances/exits to this property. FM 2243 and Bagdad Road. The H-E-B Plus-anchored Forum Shopping Center and www.XParkUSA.com are located one mile (1.6 km) east & north respectively.				